

**BRAZOS COUNTY
BRYAN, TEXAS**

DEPARTMENT: Purchasing

NUMBER:

DATE OF COURT MEETING: 12/12/2023

ITEM: Approval of Amendment #1 to CIP #23-601 Architect Design Contract for Brazos County Administration Building for additional design services.

TO: Commissioners Court

FROM: Presley Nelson

DATE: 12/04/2023

FISCAL IMPACT: False

BUDGETED: False

DOLLAR AMOUNT: \$0.00

ATTACHMENTS:

<u>File Name</u>	<u>Description</u>	<u>Type</u>
Plan_North_Amendment_#1-Exhibit_A.pdf	Exhibit A	Backup Material
Partly_Executed_Amendment.pdf	Amendment	Backup Material

AMENDMENT #1 TO CIP 23-601- ARCHITECT DESIGN SERVICES FOR BRAZOS COUNTY ADMINISTRATION BUILDING

THIS AMENDMENT TO CIP 23-601 Architect Design Services for Brazos County Administration Building ("Amendment") is entered into and effective this 12th day of December 2023 ("Effective Date") by and between Brazos County ("Customer"), and Plan North Architectural Co. ("Provider") each of which may alternatively be referred to herein as a "Party" and collectively as the "Parties". All capitalized terms in this Amendment shall have the same meaning as in the Agreement (as defined below) unless otherwise stated herein.

RECITALS

WHEREAS, the Parties entered into that certain original contract # CIP 23-601 ("Agreement") for purposes of Plan North to provide architectural design services for Brazos County; and

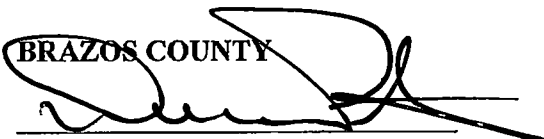
WHEREAS, the Parties desire to amend the pricing as set forth in original contract # CIP 23-601.

AGREEMENT

NOW THEREFORE, in consideration of the above premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree to amend the Agreement as follows:

1. Adding additional scope and fees for design services by \$224,600.00, as per Exhibit A.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be signed by their authorized representatives as of the Effective Date. This Amendment may be executed in counterparts, all of which taken together shall constitute one instrument. Electronic or facsimile signatures are acceptable forms of execution of this Amendment and shall be binding on all Parties hereto.

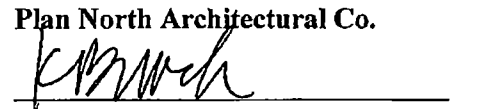
BRAZOS COUNTY


Signature
DUANE PETERS

Name
COUNTY JUDGE

Title
12/12/2023

Date

Plan North Architectural Co.


Signature
KATIE BURGH

Name
PRINCIPAL ARCHITECT

Title
12-4-2023

Date

P.O. Box 2468
Brenham, Texas 77834

November 22, 2023

**RE: AMENDMENT TO AGREEMENT BETWEEN BRAZOS COUNTY AND PLANNORTH
ARCHITECTURAL CO., DATED MAY 17, 2023**

Brazos County Leadership:

Please accept this letter as a proposed Contract Amendment for the following project, as described in our mutual agreement dated May 17, 2023:

“Brazos County to contract with an architectural firm to complete the design after the feasibility study with Architect for remodel of select areas of the Brazos County Administration Building, currently, located at 200 S. Texas Ave., Bryan, Texas”

Updates to the scope of work and corresponding fees are shown in Attachment 1 below. Please contact me should you have any questions.



Ken Burch, AIA
Managing Principal, PlanNorth Architectural Co.
979-251-4506
ken@plannorth.com

Attachment 1

- 1) Chiller Pipe Replacement, Additional Design Services of \$15,000
 - Scope of work includes:
 - a. MEP Engineering
 - b. Create pathway inside building with new chiller pipes
 - c. Replacing exterior chiller pipes between the stairs and North Wing in existing location
 - d. Building Envelope Consultant Services (Inspect the existing building envelope penetrations and develop recommended and associate plan details/specs for the work)

- 2) Add Records Manager Office, Additional Design Services of \$6,000
 - Scope of work includes:
 - a. Repurpose existing room for office space on Level 1 Area C
 - b. New carpet, new light fixtures, replace gyp board on all 4 walls, paint, relocate door, new door and frame, add/relocated outlets/data, new acoustical tile ceiling and grid

- 3) Renovation of Risk Management Area, Additional Design Services of \$22,000
 - Scope of work includes:
 - a. Repurpose existing areas, add new offices and storage rooms
 - b. Add transaction window
 - c. Add door access controls
 - d. Add millwork to Store/Copy room
 - e. New carpet, light fixtures, office layout, add and/or relocate outlets/data, new acoustical ceiling tile and grid, revise door locations, paint
 - f. Revise existing 4" CMU wall to add door/frame, add gyp board furring over wall
 - g. review/evaluation of existing CMU wall at corridor

- 4) Additional Corridor Hallway, Additional Design Services of \$1,600
 - Scope of work includes:
 - a. Refinish existing corridor on Level 1 Area B from main corridor to existing double doors at exterior
 - b. Replace existing can lights with new 2x2 light fixtures
 - c. Replace ceiling with new acoustical tile ceiling, new gyp board ceiling furrdowns
 - d. New paint on walls

- 5) Sanctuary Window/Door Replacement – Area A (16 tall exterior windows & 1 double exterior door), Additional Design Services of \$75,000
 - Scope of work includes:
 - a. Structural Engineering Design
 - b. Building Envelope Consultant Services (Inspect the existing windows and develop recommendations and associated plan details/specs for the work)
 - c. Selection of glazing types
 - d. Exterior detailing for door/window replacements, waterproofing, sealants, revise brick design around window casement areas

- 6) North Wing Window Replacement – Area C (17 windows), Additional Design Services of \$71,000
 - Scope of work includes:
 - a. Building Envelope Consultant Services (Inspect the existing windows and develop recommendations and associated plan details/specs for the work)
 - b. Selection of glazing types

c. Exterior detailing for door/window replacements

7) New Elevator serving the Sanctuary Building, Additional Design Services of \$34,000

- Scope of work includes:
 - a. Structural Engineering for foundation and shaft
 - b. MEP Engineering for elevator equipment and enclosure
 - c. Architectural plans and specifications for elevator and shaft